

HOME BUYER SUBRECIPIENT – THRESHOLD CHECKLIST

Code Reference	Description	Required
IFA 265-39.3(16)	Application is from a qualified, eligible HOME applicant.	Yes
IFA 265-39.4(16) 39.4(1)	Funds requested are for an eligible HOME activity/activities.	Yes
IFA 265-39.4(16) 39.4(1) a. (3)	For homebuyer assistance, the initial purchase price for newly constructed units or the after rehabilitation value for rehabilitated units shall not exceed the single-family housing mortgage limits as set forth by HUD's most current maximum purchase price or after-rehab value limits.	Yes
IFA 265-39.4(16) 39.4(1) b. (3)	For homebuyer assistance, only households with incomes at or below 80% of the AMI shall be assisted.	Yes
IFA 265-39.4(16) 39.4(1) c. (2)	All single-family housing involving rehabilitation shall be rehabilitated in accordance with any locally adopted and enforced building or housing codes, standards and ordinances. In the absence of locally adopted and enforced building or housing codes, the requirements of the Iowa Minimum Housing Rehabilitation Standards shall apply (all communities with populations of 15,000 or less).	If rehab or acq/rehab
IFA 265-39.4(16) 39.4(3)	For all single-family housing projects or activities assisting homebuyers, the only form of HOME funds assistance to the end beneficiary is a forgivable loan.	Yes
IFA 265-39.6(16) 39.6(1)	The application shall propose a housing activity consistent with the HOME fund purpose and eligibility requirements and the state consolidated plan.	Yes
IFA 265-39.6(16) 39.6(2)	The application shall document the applicant's capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities...	Yes
IFA 265-39.6(16) 38.6(2)	...Documentation of the ability of the applicant to provide technical services and the availability of certified lead professionals and contractors either trained in safe work practices or certified as abatement contractors may also be required as applicable to the HOME fund activity. (i.e. Applicant agrees to use a Lead Safe Renovator for lead based paint issues.)	If pre-1978 project
IFA 265-39.6(16) 39.6(3)	The application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market.	Yes
IFA 265-39.6(16) 39.6(4)	The application shall demonstrate local support for the proposed activity.	Yes

IFA 265-39.6(16) 39.6(5) Fed 92.508(3)(iii)	The application shall show that a need for HOME assistance exists after all other financial resources have been identified and secured for the proposed activity.	Yes
IFA 265-39.6(16) 39.6(7) a.	The total amount of HOME funds awarded on a per-unit basis may not exceed the per unit dollar limitations established under Section 221(d)(3)(ii) of the National Housing Act (12 U.S.C. 17151(d)(3)(ii)) for elevator-type projects that apply to the area in which the housing is located.	Yes
IFA 265-39.6(16) 39.6(7) b.	IFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose.	Yes
IFA 265-39.6(16) 39.6(8)	An application for home ownership assistance activity must indicate that recipients will require the beneficiaries of the applicant's home ownership assistance activity to use a principle mortgage loan that meets the criteria described in this rule.	Yes
IFA 265-39.6(16) 39.6(8) a.	With the exception of Habitat for Humanity principal mortgage loan products, the principal mortgage loan must be the only repayable loan in all individual home ownership assistance projects.	Yes
IFA 265-39.6(16) 39.6(8) b.	The HOME assistance must be recorded in second lien position to the principal mortgage loan, if one exists. Recipients of HOME homebuyer assistance must maintain their assistance security agreements in the above-stated recording position throughout the applicable period of affordability and will not be allowed to subordinate the required recording position to any other form of assistance, such as home equity loans. A homebuyer search is required, and any collection/unpaid obligation that would become a judgment or any judgments must be paid in full prior to closing.	Yes
IFA 265-39.6(16) 39.6(8) c.	Any mortgage lending entity's principal mortgage loan products may be used provided they meet all of the minimum requirements: (1) The loan must be a fully amortizing, fixed-rate loan with rate not to exceed Fannie Mae 90-day yield + 0.125% or VA-published interest rate at part: (2) No less than a 15-year, fully amortized, fixed-rate mortgage shall be used; and (3) No adjustable rate mortgages or balloon payment types of mortgages will be allowed.	Yes
IFA 265-39.6(16) 39.6(9)	An application for a homebuyer assistance activity must stipulate that homebuyer assistance is for first-time homebuyers only and that the assisted unit will remain as the assisted homebuyer's principal residence throughout the required period of affordability, as verified annually the subrecipient. If the assisted homebuyer fails to maintain the home as the principal residence during the period of affordability, then all HOME funds associated with that address must be repaid to IFA.	Yes
IFA 265-39.6(16) 39.6(10)	An application for a homebuyer activity must stipulate that all assisted units will be insured for at least the full value of the assisted unit, as verified annually by the subrecipient.	Yes

IFA 265-39.8(16) 39.8(6)	An award shall be limited to no more than \$600,000 for single-family housing activities assisting homebuyers.	Yes
IFA 265-39.8(16) 39.8(7) a.	The maximum per unit subsidy for all single-family housing activities involving rehabilitation is \$37,500... All rehabilitation hard costs funded with HOME funds are limited to \$24,999. All applicable technical services costs, including any lead hazard reduction carrying costs, are limited to \$4,500 per unit.	If rehab or acq/rehab
IFA 265-39.8(16) 39.8(7)b	Assistance for single family housing activities providing acquisition assistance for newly constructed housing (mortgage buy-down, downpayment or closing costs assistance or both, or combinations thereof) is limited to \$35,000 per unit, inclusive of all costs, including technical services costs.	If applicable
IFA 265-39.8(16) 39.8(8)	Subrecipients shall identify general administration costs in the HOME application. IFA reserves the right to negotiate the amount of funds provided for general administration, but in no case shall the amount for general administration exceed 10% of a total HOME funds award. Only local government and nonprofit recipients are eligible for general administration funds. Subrecipients must certify that all general administrative costs reimbursed by HOME are separate from and not reimbursed by HOME as technical assistance costs.	Only local govt & nonprofits are eligible
Application	Applicant agrees to use an Asbestos Inspector if asbestos is suspected.	Yes
Application	Per application, project is not located in a flood plain.	Yes
Application	Down payment assistance per unit is at least \$1,000.	Yes
Application	Applicant provided a complete application with all required exhibits.	Yes
Fed 24 CFR Part 92.205 c.	The HOME subsidy to the project is at least \$1,000 per unit.	Yes
Fed 24 CFR Part 92.50	Activity timeline for completing the project is within allowed HUD guidelines.	Yes